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Amendments to the Claims

Claim 1 (currently amended): A method for evaluating financing structures for procuring a real estate asset <u>by an entity,</u> the method comprising the steps of:

inputting information into a computer for processing the information wherein the information comprises financial data and non-financial data relating to the real estate asset, <u>at least one financial datum is a performance metric of the entity</u>;

providing a plurality of financing structures;

processing the financial data and the non-financial data into indicator values representing the financial data and the non-financial data with the computer;

evaluating the indicator values for the financial data and the non-financial data with respect to the plurality of financing structures;

~~to get~~ <u>computing</u> a total score for each financing structure with the computer <u>based on the indicator values for the financial and the non-financial data</u>; [[and]]

~~outputting the total score for each financing structure from the computer~~

~~to compare~~ <u>comparing</u> the total scores of all financing structures <u>and determining an optimal financing structure based on the comparison of the total scores with the computer</u>;

<u>performing a sensitivity analysis on each financing structure with the computer; and</u>

~~to obtain~~ <u>outputting a report from the computer showing the</u> [[an]] optimal financing structure for procuring the real estate asset, <u>said report further showing results of the sensitivity analysis performed on each financing structure.</u>

Claim 2 (original): The method of claim 1 further comprising the steps of:

assigning and applying weights to the indicator values that represent the importance of the financial data and the non-financial data for each financing structure; and

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evaluating the weighted financial data and the non-financial data to get a total score of

the financial data and the non-financial data for each financing structure.

Claim 3 (original): The method of claim 1 wherein the financing structures comprise an

ownership financing structure and a lease hold financing structure.

Claim 4 (original): The method of claim 1 wherein the financing structure may be

selected from the group consisting of: ownership using corporate funds, ownership with debt, a

real estate investment trust, a partnership, and a joint venture.

Claim 5 (original): The method of claim 1 wherein the financing structures may be

selected from the group consisting of: a short term-lease, a long-term lease, a credit

sale/leaseback, a tax motivated leverage lease, and a synthetic lease.

Claim 6 (original): The method of claim 1 wherein the financing structures may be

selected from the group consisting of: ownership using corporate funds, ownership with debt, a

real estate investment trust, a partnership, a joint venture, a short-term lease, a long-term lease, a

credit sale/leaseback, a tax-motivated leveraged lease, and a synthetic lease.

Claim 7 (original): The method of claim 1 further comprising the step of:

manipulating the financial data into performance metrics and assigning weights to the

performance metrics to determine a financial data total, score.

Claim 8 (previously presented): The method of claim 1 wherein the financial data is

selected from the group consisting of: a net present value after tax factor, an economic value-

added factor, a total debt to capital factor, a capital requirement factor, a profit and loss ("P&L")

cost impact factor, an earnings before interest and tax ("EBIT") interest coverage factor, an

earnings before interest, tax, depreciation and amortization ("EBITDA") interest coverage factor,

a free cash flow to total debt factor, a funds from operations to total debt factor, a diluted

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earnings per share ("EPS") from continuing operations factor, an operating profit/net sales factor, a return on assets factor, a return on equity factor, and a return on total capital factor.

Claim 9 (original): The method of claim 1 wherein the non-financial data is selected from the group consisting of: a strategic importance factor, a facility size factor, a replacement cost factor, a degree user specific factor, a market value/book value factor, a length of commitment factor, a certainty of occupancy factor, a flexibility factor, a market conformance factor, a size of market factor, a quality of market factor, and a rent/value trend factor.

Claim 10 (original): The method of claim 1 wherein the information relates to financial data of the entity desiring to procure the real estate.

Claim 11 (original): The method of claim 1 further comprising the step of:

evaluating the entity desiring to procure the real estate asset and the real estate asset for the financial and the non-financial data.

Claim 12 (original): The method of claim 1 further comprising the step of:

evaluating the real estate asset and the entity desiring to procure the real estate asset; and

designing a model that processes the financial and the non-financial information into indicator values.

Claim 13 (original): The method of claim 1 wherein the evaluation of the entity comprises reviewing documentation of the entity and interviewing personnel from within the entity.

Claim 14 (cancelled)

Claim 15 (original): The method of claim 1 further comprising the step of:

converting the financial information into standardized units prior to assigning the indicator values to the financial information.

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Claim 16 (cancelled).

Claim 17 (currently amended): A system for evaluating financial structures for procuring a real estate asset <u>by an entity</u> comprising:

means for inputting information wherein the information comprises financial data and non-financial data relating to the real estate asset<u>, at least one financial datum is a performance metric of the entity</u>;

a database comprising information relating to real estate financing structures;

means for processing the financial data and the non-financial data into indicator values representing the financial data and the non-financial data;

means for evaluating the indicator values for the financial data and the non-financial data with respect to the real estate financing structures;

[[to get]] <u>means for computing</u> total scores for each real estate financing structure <u>based on the indicator values for the financial and the non-financial data</u>; and

~~means for outputting the total scores for each real estate financing structure~~

~~to compare~~ <u>means for comparing</u> the total scores for each real estate financing structure <u>for determining an optimal financing structure based on the comparison of the total scores;</u>

<u>means for performing a sensitivity analysis on each financing structure;</u>

~~to obtain~~ <u>means for outputting a report showing the</u> [[an]] optimal financing structure for procuring the real estate asset<u>, said report further showing results of the sensitivity analysis performed on each financing structure</u>.

Claim 18 (original): The system of claim 17 further comprising:

means for assigning weights to the indicator values that represent the importance of the financial data and the non-financial data for each financing structure; and

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means for evaluating the weighted financial data and the non-financial data to get a total

score for the financial data and the non-financial data for each financing structure.

Claim 19 (original): The system of claim 17 wherein the financing structures may be

selected from the group consisting of: ownership using corporate funds, ownership with debt, a

real estate investment trust, a partnership, a joint venture, a short-term lease, a long-term lease, a

credit sale/leaseback, a tax-motivated leveraged lease, and a synthetic lease.

Claim 20 (original): The system of claim 17 wherein the non-financial data is selected

from the group consisting of: a strategic importance factor, a facility size factor, a replacement

cost factor, a degree user specific factor, a market value/book value factor, a length of

commitment factor, a certainty of occupancy factor, a flexibility factor, a market conformance

factor, a size of market factor, a quality of market factor, and a rent/value trend factor.